



**Board of Commissioners of Cook County
Minutes of the Business and Economic Development Committee**

9:15 AM

Wednesday, October 17, 2018

**Cook County Building, Board Room
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: García, Moody, Arroyo, Deer, Gainer, Morrison, Moore and Schneider (8)
Absent: Butler (1)

PUBLIC TESTIMONY

Chairman asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

- 1. Mark Armstrong - Chicago Urban Fine Arts Commonwealth**
- 2. Peter A. Creticos, LTD**
- 3. Renee Hatcher - John Marshall Law School, Business Enterprise Law Clinic**
- 4. Kareem Butler - Chicago Urban League**
- 5. Rodger Cooley - Chicago Food Policy Action Council**

18-6400

COMMITTEE MINUTES

Approval of the minutes from the meeting of 09/26/2018

A motion was made by Vice Chairman Moody, seconded by Commissioner Arroyo, to approve

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Vice Chairman Moody, seconded by Commissioner Arroyo, to recommend for approval 18-5913. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Deer, Gainer, Morrison, Moore and Schneider (8)

Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Vice Chairman Moody, seconded by Commissioner Schneider, to recommend for approval 18-5914. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Deer, Gainer, Morrison, Moore and Schneider (8)

Absent: Butler (1)

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Schneider, seconded by Vice Chairman Moody, to recommend for approval 18-5931. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Deer, Gainer, Morrison, Moore and Schneider (8)

Absent: Butler (1)

18-6003

Sponsored by: TONI PRECKWINKLE (President) and JEFFREY R. TOBOLSKI, Cook County Board Of Commissioners

Proposed use of property: Industrial - Manufacturing: Manufacturing, assembling, packaging, warehousing, and shipping

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) that provides an applicant a reduction in the assessment level for a long-term existing industrial enterprise that meets the qualifications of the SER program ; and

WHEREAS, the Cook County Classification System for Assessment requires that an applicant under the Class 6b SER program provide evidence justifying their participation in the subject program; and

WHEREAS, Class 6b SER requires a resolution by the County Board validating the property for the purpose of the Class 6bSER Program; and

WHEREAS, the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of the application for the Class 6b SER Program;

WHEREAS, the industrial enterprise that occupies the premises has submitted evidence of economic hardship to the Cook County Bureau of Economic Development supporting a determination that participation in the Class 6b SER Program is necessary for the industrial enterprise to continue its operations at its current location and maintain its staff, and without the Class 6b SER the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

WHEREAS, the applicant is not receiving another Cook County Property Tax Incentive for the same property; and

WHEREAS, the municipality states the Class 6b SER is necessary for the industrial enterprise to maintain its operations on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER program; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that the application is approved by the Cook County Assessor. Properties receiving Class 6b SER will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

WHEREAS, the applicant understand that the Class 6b SER classification is not renewable and also the applicant vacates the specific real estate while the Class 6b SER is in place the designation will terminate and the assessment level will immediately revert back to the 25% assessment level; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is meets the requirements of the Class 6bSER Program; and

Estimated Number of construction jobs: 25-30 construction jobs

Proposed use of property: Industrial use, light assembly, warehousing and distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a

Proposed use of property: Industrial-freight services

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

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NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

Has justification for the Class 6b SER program been provided? Yes

Estimated # of jobs created by this project: 0 full-time, 0 part-time

Estimated # of jobs retained at this location: 39 full-time, 2 part-time

Estimated # of employees in Cook County: 57 full-time, 0 part-time

Estimated # of construction jobs: TBD

Proposed use of property: Industrial - Manufacturing: Automotive

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) that provides an applicant a reduction in the assessment level for a long-term existing industrial enterprise that meets the qualifications of the SER program ; and

WHEREAS, the Cook County Classification System for Assessment requires that an applicant under the Class 6b SER program provide evidence justifying their participation in the subject program; and

WHEREAS, Class 6b SER requires a resolution by the County Board validating the property for the purpose of the Class 6bSER Program; and

WHEREAS, the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of the application for the Class 6b SER Program;

WHEREAS, the industrial enterprise that occupies the premises has submitted evidence of economic hardship to the Cook County Bureau of Economic Development supporting a determination that participation in the Class 6b SER Program is necessary for the industrial enterprise to continue its operations at its current location and maintain its staff, and without the Class 6b SER the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

WHEREAS, the applicant is not receiving another Cook County Property Tax Incentive for the same property; and

WHEREAS, the municipality states the Class 6b SER is necessary for the industrial enterprise to maintain its operations on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER program; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that the application is approved by the Cook County Assessor. Properties receiving Class

hospitals, and businesses, and has a direct bearing on electoral representation and redistricting; and

WHEREAS, according to the Government Accountability Office (GAO), the 2020 Decennial Census will cost an estimated \$15.6B for which there is substantial budgetary shortfall that could result in an adverse impact on the Census Bureau's ability to accurately count every resident of Cook County; and

WHEREAS, Cook County has one of the highest concentrations of hard-to-count populations in the state, including racial minorities, immigrants, young children, tenants, and low-income households, among others, and an outreach strategy must be developed and implemented to include them in the Census; and

WHEREAS, this will be the first decennial Census carried out in a primarily online format, which may have a disparate impact on residents in hard-to-count communities who are more likely to face barriers created by the digital divide; and

WHEREAS, a united voice from businesses, government, community and faith based organizations, educators, media and others will allow the 2020 Census message to reach a broader audience, providing trusted advocates who can spark positive conversations about the 2020 Census ensuring that all communities are informed about the importance of the 2020 United States Census and that every resident is counted; and

NOW THEREFORE, BE IT RESOLVED, that the Cook County Board President create a Complete Count Committee and appoint a Chair of the Committee, as well as the chairs of subcommittees that are representative of, and are directed to develop locally relevant outreach to all Cook County communities; and

BE IT FURTHER RESOLVED, the Complete Count Committee shall report to the Cook County Board of Commissioners on the development of a comprehensive outreach strategy on a bi-monthly basis leading up to the 2020 Census that shall include, but not be limited to sponsorship and partner funding initiatives to encourage participation in the 2020 census, the establishment and support of school-based outreach programs, partnerships with philanthropic organizations, non-profit community based organizations, and multi-lingual, multi-media campaigns designed to ensure an accurate and complete count of Cook County's population.

A motion was made by Commissioner Moore, seconded by Vice Chairman Moody, to accept as substituted 18-6056. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Deer, Gainer, Morrison, Moore and Schneider (8)

Absent: Butler (1)

representative of, and are directed to develop locally relevant outreach to all Cook County communities; and

BE IT FURTHER RESOLVED, the Complete Count Committee shall receive adequate staff and funding to carry out its functions and shall report to the Cook County Board of Commissioners on the development of a comprehensive outreach strategy on a bi-monthly basis leading up to the 2020 Census that shall include, but not be limited to sponsorship and partner funding initiatives to encourage participation in the 2020 census, the establishment and support of school-based outreach programs, partnerships with philanthropic organizations, non-profit community based organizations, and multi-lingual, multi-media campaigns designed to ensure an accurate and complete count of Cook County's population.

A motion was made by Commissioner Moore, seconded by Vice Chairman Moody, to recommend for approval as substituted 18-6056. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Deer, Gainer, Morrison, Moore and Schneider (8)

Absent: Butler (1)

18-6057

Sponsored by: TONI PRECKWINKLE (President) and RICHARD R. BOYKIN, Cook County Board Of Commissioners

PROPOSED RESOLUTION

BARRY & GORDON WILLY D/B/A NATIONAL CYCLE INC. CLASS 6B SUSTAINABLE EMERGENCY RELIEF (SER)

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

Applicant: Barry & Gordon Willy d/b/a National Cycle Inc.

Address: 2200 S. Maywood Drive, Maywood, Illinois

Length of time at current location: 35 years

Length of time property under same ownership: 35 years

Is there evidence supporting 10 years of the same ownership and/or occupancy (tenancy): Yes

Age of the Property (Building): 60 Years Old

enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

WHEREAS, the applicant is not receiving another Cook County Property Tax Incentive for the same property; and

WHEREAS, the municipality states the Class 6b SER is necessary for the industrial enterprise to maintain its operations on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER program; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that the application is approved by the Cook County Assessor. Properties receiving Class 6b SER will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

WHEREAS, the applicant understands that the Class 6b SER classification is not renewable and also the applicant vacates the specific real estate while the Class 6b SER is in place the designation will terminate and the assessment level will immediately revert back to the 25% assessment level; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is meets the requirements of the Class 6bSER Program; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Vice Chairman Moody, seconded by Commissioner Arroyo, to recommend for approval 18-6057. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Deer, Gainer, Morrison, Moore and Schneider (8)

Absent: Butler (1)

18-6145

Sponsored by: JESÚS G. GARCÍA and RICHARD R. BOYKIN, Cook County Board Of Commissioners

PROPOSED RESOLUTION

PROPOSED RESOLUTION SUPPORTING THE DEVELOPMENT OF WORKER COOPERATIVES IN COOK COUNTY, ILLINOIS

WHEREAS, a “worker cooperative” is a business that is cooperatively owned and controlled by its workers; and

technical assistance providers for individuals seeking to launch new worker cooperatives or convert conventional businesses to worker ownership, as well as seek opportunities to partner with worker cooperative initiatives such as the Chicagoland Cooperative Ecosystem Coalition on worker cooperative education initiatives; and

BE IT FURTHER RESOLVED, it is recommended that educational materials produced to serve as a resource for worker cooperatives and data on related outreach and funding be made publicly available on an annual basis where appropriate as determined by the partnerships created through this effort; and

BE IT FURTHER RESOLVED, the federal, state and city of Chicago governments are encouraged to take steps to support worker cooperatives.

A motion was made by Vice Chairman Moody, seconded by Commissioner Moore, to recommend for approval 18-6145. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Deer, Gainer, Morrison, Moore and Schneider (8)

Absent: Butler (1)

ADJOURNMENT

A motion was made by Vice Chairman Moody, seconded by Commissioner Deer, to adjourn the meeting. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Deer, Gainer, Morrison, Moore and Schneider (8)

Absent: Butler (1)

Respectfully submitted,



Chairman



Secretary

A video recording of this meeting is available at <https://cook-county.legistar.com>.